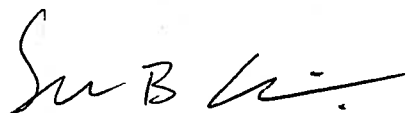


April 17, 2014

To Whom It May Concern:

My name is Sean Kubicek, and I'm the owner of the property located at 1607 W 10<sup>th</sup> St. Austin, TX 78703. I object to any zoning changes on my property.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Kubicek", with a stylized flourish at the end.

Sean Kubicek  
512-826-1135  
seankubicek@gmail.com

April 21, 2014

Dear Mr. Sadowsky,

Enclosed please find a signed copy of the valid petition. I've also enclosed some recent photographs of the subject property located at 1607 W 10<sup>th</sup> St. These photos were taken last week, so they accurately represent the current condition of the property. Excessive wood rot, abuse, dilapidation, graffiti, debris, plumbing and electrical flaws are all evidenced in these photos. This property hasn't been cared for in a long time.

Towards the end of the photo packet, you'll see additional photos displaying the "mixed-use" and commercial environment that exists on that part of W 10<sup>th</sup> St. 1607 W 10<sup>th</sup> is the 2<sup>nd</sup> house you see as you enter the neighborhood. The first thing you see is the tall red cell phone tower at the corner of 10<sup>th</sup> and West Lynn. Additionally, I've included photos of the corner store (located on the east side of W 10<sup>th</sup> and West Lynn), Bond's electric including their "Parking for Bond's only" sign from their parking lot, as well as their modern stucco addition. Lastly, I've included a few photos showing Galaxy Café's parking lot taken during lunch hour. This parking lot looks like this for about 3 hours Monday through Friday. In one of the photos, you can see the 1607 W 10<sup>th</sup> house with two or three cars parked directly outside on the curb. This house doesn't have off-street parking, and I really need off-street parking for my family. If ever there was a case for the city's mandatory "2 off-street" parking spaces on new construction, this is it.

Lastly, the last two photos in your packet are photos of 1613 W 10<sup>th</sup> which is where Linda Baylor currently resides. We

haven't discussed the possibility of zoning that property historic (as it likely falls in the same camp as 1609 from a current design and material standpoint, and perhaps 1609 is the better applicant than 1613 based on Ms. Baylor's community involvement and having owned 1609 for so long), but I wanted you to have a photo of 1613 for your file.

Thank you for your continued consideration.

Sincerely,

Sean Kubicek











